



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 21, 2007  
**AGENDA DATE:** March 28, 2007  
**PROJECT ADDRESS:** 1809 San Andres Street (MST2005-00464)

**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JH*  
 Chelsey Swanson, Assistant Planner *CS*

### I. PROJECT DESCRIPTION

The project consists of a one-lot subdivision with two condominiums on a 6,875 square foot lot. The project includes a second-story addition to an existing residence and construction of a new detached two-story unit. The rear portion of the existing residence would also be demolished. The front unit (Unit A) would be a 1,171 square foot four-bedroom unit and the rear unit (Unit B) would be a 1,276 square foot three-bedroom unit. Three covered parking spaces and one uncovered space would be provided.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is:

A Tentative Subdivision Map to allow a one-lot subdivision to create two (2) residential condominium units (SBMC §27.07 and §27.13).

### III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 1809 San Andres Street

**APPLICATION DEEMED COMPLETE:** February 23, 2007  
**DATE ACTION REQUIRED:** May 14, 2007

#### IV. SITE INFORMATION AND PROJECT STATISTICS

##### A. SITE INFORMATION

Applicant: Noah Greer, ON Design	Property Owner: George Bregante
Parcel Number: 043-152-013	Lot Area: 6,875 sq. ft.
General Plan: Residential, 12 units/ acre	Zoning: R-2, Two-Family Residence Zone
Existing Use: Residential	Topography: 1.2%
Adjacent Land Uses: North - Residential South - Residential East - Residential West - Residential	

##### B. PROJECT STATISTICS

	Existing Unit A	Proposed Unit A	Proposed Unit B
Living Area	605 net sq. ft.	1,171 net sq. ft.	1,276 net sq. ft.
Bedrooms	2	4	3
Storage Space	N/A	216 cubic ft.	325 cubic ft.

#### V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior	15' - 1 <sup>st</sup> flr, 20' - 2 <sup>nd</sup> flr 6' - buildings, 3' - garages	17' to front porch 2' to 7'-3"	No change 6' - buildings, 3' - garages
Building Height	30'	13'	22'-9" (Unit A) 25' (Unit B)
Parking	2 covered, 2 uncovered	No permitted parking	3 covered, 1 uncovered
Lot Area Required for Each Unit	2 units allowed on existing lots between 6,000 & 7,000 sq. ft.	1 Unit	2 Units
Private Outdoor Living Space	160 sq. ft (1 <sup>st</sup> flr) or 96 sq. ft. (2 <sup>nd</sup> flr)	N/A	Unit A: 254 sq. ft. Unit B: 160 sq. ft
Open Yard Area	1,250 sq. ft.	>1,250 sq. ft.	1,264 sq. ft.
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A N/A N/A	644 sq. ft. 9.4% 1,193 sq. ft. 17.3% 5,038 sq. ft. 73.3%	1,931 sq. ft. 28.1% 2,276 sq. ft. 33.1% 2,668 sq. ft. 38.8%

The proposed project would meet the requirements of the R-2, Two-Family Residence Zone, with regard to parking requirements, setbacks, density, open yard and private yard requirements, building height, and meeting the Solar Ordinance.

## **VI. ISSUES**

### **A. PHYSICAL STANDARDS FOR NEW CONDOMINIUMS**

In addition to the requirements of the zone in which a project is located, physical standards are required for all new condominium projects per SBMC §27.13.060. The project would meet the parking standard with one uncovered and one covered space for Unit A and two covered spaces for Unit B. Approximately 300 cubic feet of storage space is required for each new condominium; however, this requirement may be waived if a garage is provided for that unit. Both units include garages and the applicant is also proposing 216 cubic feet of storage for Unit A within a closet in the garage, and a total of 325 cubic feet of storage for Unit B, divided between a closet and overhead shelving in the garage. Separate utility meters would be provided for each unit. Both units would have their own laundry facilities. Finally, the project would also meet the minimum requirements for density, unit size, and outdoor living space.

### **B. DESIGN REVIEW**

The project was initially reviewed by the Architectural Board of Review on three separate occasions (minutes attached as Exhibit D). At the time of the first conceptual review, the project required a building separation modification and the ABR was not in support of modifications and had concerns with the site seeming overstressed. At the second conceptual review, the ABR suggested removing the roof of a previously proposed carport, expressed concern with Unit B's garage faces, suggested providing a stronger pedestrian entry presence and a more curved driveway entrance, including potentially relocating the trash enclosure, and finally commented on several architectural details. At the last conceptual review on February 6, 2006, the ABR continued the project to the Staff Hearing Officer and stated that the site planning concept and the overall mass, bulk and scale is compatible with the neighborhood, and that there is opportunity for further enhancement of the pedestrian elements of project, including enhanced pavement along the driveway. The ABR requested the applicant study further the enclosure of the front porch at Unit A as it faces the street and add a portion of enclosure to the rear porch of Unit B. They asked for simplification of the roof forms by aligning some of the roofs, to add a stone veneer to the chimneys, and to provide additional detailing to the proposed cantilever on the south side of Unit A. The ABR also requested the applicant restudy the location of the trash enclosure, return with a landscape plan that addresses site planning issues, reduce the cantilever of the second story to be a maximum of 18 inches, and that they appreciate the carriage garage doors.

Since the last conceptual review, the project has been revised to respond to the ABR's comments by simplifying the roof forms to be more aligned, adding stone veneer to the chimneys, preparing a preliminary landscape plan, reducing the cantilever of the second

story for Unit A. In addition, and partially in response to Staff's comments during the application review process, the applicant has made a few other minor exterior and floor plan changes, which the ABR has not reviewed, (changes attached as Exhibit E). Staff feels that the exterior changes were appropriate and also minor enough that they could be addressed at ABR preliminary review instead of a fourth conceptual review.

**C. COMPLIANCE WITH THE GENERAL PLAN**

Before a condominium project and a tentative subdivision map can be approved, both must be found consistent with the City's General Plan.

*Land Use Element:* *Land Use Element:* The project is located within the Westside neighborhood, as described in the Land Use Element of the General Plan. This neighborhood is described as primarily for single-family homes. A portion of the neighborhood, located between Highway 101 and San Andres Street, calls for a density of twelve dwelling units per acre, is zoned R-3, and developed with apartments. The project site is located in an area zoned R-2 with a density of twelve dwelling units per acre, and with some duplex development. Further west, the neighborhood is zoned R-1, for single-family residential development with a density of five units per acre.

The proposed project would result in a density of 12.6 units per acre. The Land Use Element recognizes that there are existing smaller lots in both two-family and multiple-family areas where development would be confined to single-family homes if a density of twelve dwelling units to the acre were required in every instance. Therefore, in order to allow for development to occur on these smaller parcels in accordance with surrounding types of development, the General Plan recommends that provisions be established in the Zoning Ordinance to allow for a two-family home on existing small lots above a certain minimum size in duplex areas. The proposed project is located on a 6,875 square foot parcel. The Zoning Ordinance allows for lots located within the R-2 Zone that are between 6,000 and 7,000 square feet to be developed as if they were 7,000 square foot parcel, thereby allowing 2 units on the parcel. Therefore, based on this discussion in the Land Use Element, the project is found to be consistent with General Plan density. The project's proposed use and residential density are consistent with the General Plan.

*Housing Element:* Santa Barbara has very little vacant or available land for new residential development and, therefore, City housing policies support build out of infill housing units in the City's urban areas. A goal of the Housing Element is to assist in the production of new housing opportunities, through the public and private sector, which vary sufficiently in type and affordability to meet the needs of all economic and social groups. The proposed project contains relatively moderate unit sizes, which would not be restricted to low- or moderate-income households. The City provisions for inclusionary zoning only apply to projects that involve ten or more units.

**D. ENVIRONMENTAL REVIEW**

*Archaeological Resources:* The project site is located within the American Period (1870-1900), and Early Twentieth Century (1900-1920) Cultural Resource Sensitivity Zones. Per the requirements of the City's Master Environmental Assessment, an Archaeological Letter Report was prepared by Stone Archaeological Consulting, dated September 19, 2005. No prehistoric or historic cultural materials were discovered during the field survey and the report concluded that the proposed project is not considered to have the potential to impact unknown, intact significant or important historic or prehistoric remains. A standard condition of approval has been included for the purpose of avoiding impacts to archaeological resources, in the unlikely event that ground disturbance reveals the presence of cultural artifacts or sites.

*Conclusion:* Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 for new construction of small structures and Section 15315, for minor land divisions.

**VII. FINDINGS**

The Staff Hearing Officer finds the following:

**A. TENTATIVE MAP (SBMC §27.07.100)**

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

**B. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)**

1. There is compliance with all provisions of the City's Condominium Ordinance.  
*The project complies with the physical standards for condominiums related to parking, private storage space, utility metering, laundry facilities, density, and outdoor living space requirements.*
2. The proposed development is consistent with the General Plan of the City of Santa Barbara.  
*The project can be found consistent with policies of the City's General Plan including the Housing Element and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.*
3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's

aesthetics, parks, streets, traffic, parking and other community facilities and resources.

*The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.*

Exhibits:

- A. Conditions of Approval
- B. Reduced set of plans
- C. Applicant's letter, dated February 23, 2006
- D. ABR Minutes
- E. List of Recent Design Changes

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

1809 SAN ANDRES STREET  
TENTATIVE SUBDIVISION MAP  
MARCH 28, 2007

- I. In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:
- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
  2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
  3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
  4. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on March 28, 2007 is limited to two (2) dwelling units and the improvements shown on the plans and Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
  5. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
    - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.



- b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
    - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
    - d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and trash hauler. Green waste shall either have containers adequate for the landscaping or be haled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
    - e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
  - 6. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
  - 7. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system, and storm water pollution control devices in a functioning state and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official, in consultation with the Parks and Recreation Department Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control devices fail to capture, infiltrate and/or treat, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
- B. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map for the project:

1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
3. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project.
4. **Drainage Calculations or a Hydrology Report.** The Owner shall submit drainage calculations or a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
5. **San Andres Street Public Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on San Andres Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, driveway apron modified to meet Title 24 requirements, slurry seal a minimum of twenty-feet (20') beyond the limits of all trenching, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe & curb drain outlets, supply and install one residential style standard street light, style to be determined by the Public Works Department and the ABR, coordinate with City staff to retire light standard on existing utility pole, preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs according to the MUTCD Chapter 6, storm drain stenciling, two new street trees per approval of the City Arborist and provide adequate positive drainage from site. The existing private sewer lateral serving the property is subject to the Sewer Line Inspection Program, and shall be repaired before new dwelling(s) is occupied. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection. A licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater valve, then it shall be inspected. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer. Any work in the public right of way requires a public works permit.
6. **Land Development Agreement.** The Owner shall submit an executed Agreement for Land Development Improvements, prepared by Engineering Division Staff, an

Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.

7. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
8. **Maintenance Agreement Required.** The Owner shall submit an Executed Agreement for Maintenance of the proposed driveway, subject to the review and approval of the Public Works Director and City Attorney.

C. **Design Review.** The following items are subject to the review and approval of the Architectural Board of Review (ABR):

1. **Tree Protection Measures.** The landscape plan (and grading plan) shall include the following tree protection measures:
  - a. Landscaping provided under the oak tree shall be compatible with preservation of the trees as determined by the ABR. No irrigation system shall be installed under the dripline of any oak tree.

D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.

1. **Recordation of Parcel Map Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.

E. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission.
2. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.
3. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Parcel Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and

understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____ Property Owner		_____ Date
_____ Contractor	_____ Date	_____ License No.
_____ Architect	_____ Date	_____ License No.
_____ Engineer	_____ Date	_____ License No.

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of containers for collection of demolition/construction materials.
2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
3. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day .....	January 1 <sup>st</sup> *
Martin Luther King's Birthday .....	3 <sup>rd</sup> Monday in January
Presidents' Day .....	3 <sup>rd</sup> Monday in February
Memorial Day .....	Last Monday in May
Independence Day .....	July 4 <sup>th</sup> *
Labor Day .....	1 <sup>st</sup> Monday in September
Thanksgiving Day .....	4 <sup>th</sup> Thursday in November
Following Thanksgiving Day .....	Friday following Thanksgiving Day
Christmas Day .....	December 25 <sup>th</sup> *

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

4. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
  - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits *without extensions* may be issued for the life of the project.
  - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
5. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
6. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
7. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after

grading unless seeding or soil binders are used, as directed by the Building Inspector.

8. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
9. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
10. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
11. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
12. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
13. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed in a timely manner may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
14. **Tree Protection.** Notes on the grading plan that specify the following:
  - a. During construction, fencing or protective barriers shall be placed around three feet outside of the dripline of the oak tree located within 25 feet of development.
  - b. No storage of heavy equipment or materials, or parking shall take place within five (50 feet of the dripline of the oak tree.
15. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of

grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements caused by construction (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility undergrounding and installation of street trees.
3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

H. **Litigation Indemnification Agreement.** In the event the Staff Hearing Officer approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the

Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

**NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:**

The Staff Hearing Officer's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110 or the provisions of the California Subdivision Map Act.



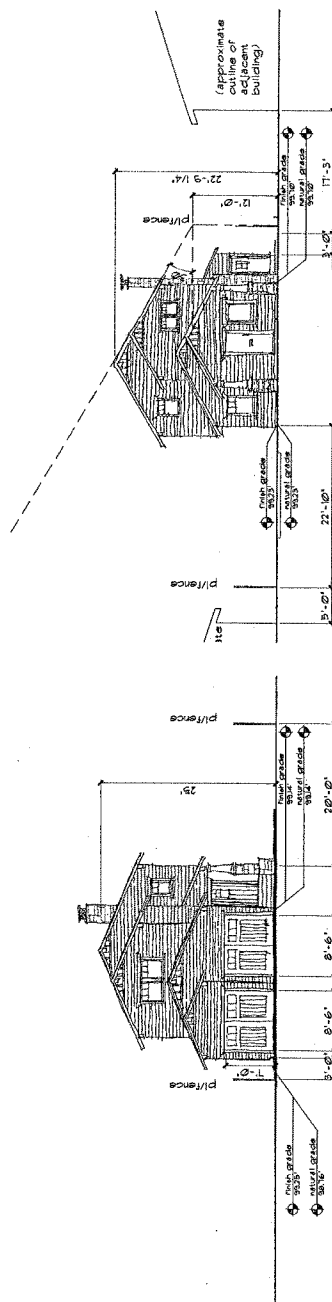


• 0 N . d e s i g n L L C .  
829 De La Vina • Suite 200 • Santa Barbara • California • 93101 •  
phone (805) 564-3354 fax (805) 962-3904 •

1809 SAN ANDRES STREET  
SANTA BARBARA, CA  
TITLE SHEET

NOTED  
2/10/00  
Brown  
at Mingo  
10/11

—  
—  
—  
—



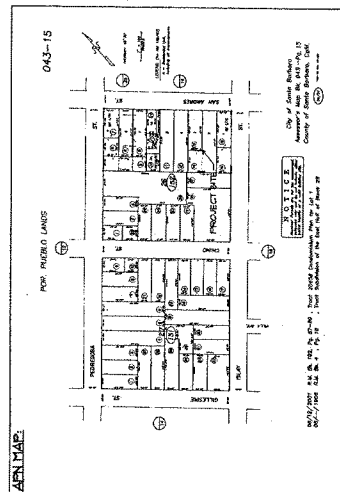
# BREGANTE CONDOS

[illegible][illegible]

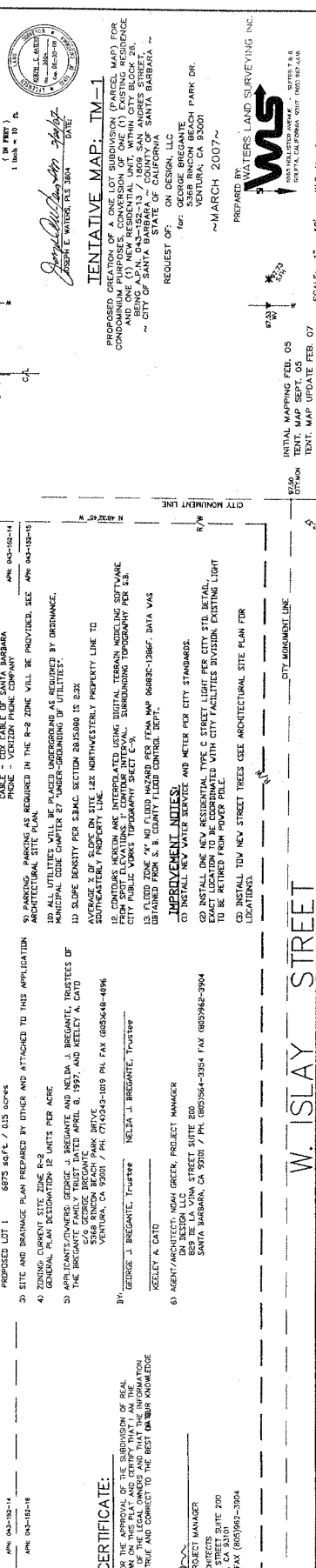
PROJECT INFORMATION	
APN	643-351-003
PROJECT ADDRESS	WILSON PARKWAY UNIT 1 SANTA BARBARA, CA 93101
PARCEL ORIGIN (A/C)	L/A
LOT SIZE	6.475 / 6.0 ACRES
USE	RESIDENTIAL
CONSTRUCTION TYPE	V/N 175 PER ACRES
OCCUPANCY GROUP	R-3
SHEET INDEX	
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING UTILITIES
4	PROPOSED UTILITIES
5	IMPROVED PLANS
6	PROPOSED PLANS
7	LANDSCAPE PLAN
8	PROPOSED DRIVEWAY
9	GRADING DRAINAGE
10	CONCRETE
11	EXISTING
12	PROPOSED
13	PROPOSED
14	PROPOSED
15	PROPOSED
16	PROPOSED
17	PROPOSED
18	PROPOSED
19	PROPOSED
20	PROPOSED
21	PROPOSED
22	PROPOSED
23	PROPOSED
24	PROPOSED
25	PROPOSED
26	PROPOSED
27	PROPOSED
28	PROPOSED
29	PROPOSED
30	PROPOSED
31	PROPOSED
32	PROPOSED
33	PROPOSED
34	PROPOSED
35	PROPOSED
36	PROPOSED
37	PROPOSED
38	PROPOSED
39	PROPOSED
40	PROPOSED
41	PROPOSED
42	PROPOSED
43	PROPOSED
44	PROPOSED
45	PROPOSED
46	PROPOSED
47	PROPOSED
48	PROPOSED
49	PROPOSED
50	PROPOSED
51	PROPOSED
52	PROPOSED
53	PROPOSED
54	PROPOSED
55	PROPOSED
56	PROPOSED
57	PROPOSED
58	PROPOSED
59	PROPOSED
60	PROPOSED
61	PROPOSED
62	PROPOSED
63	PROPOSED
64	PROPOSED
65	PROPOSED
66	PROPOSED
67	PROPOSED
68	PROPOSED
69	PROPOSED
70	PROPOSED
71	PROPOSED
72	PROPOSED
73	PROPOSED
74	PROPOSED
75	PROPOSED
76	PROPOSED
77	PROPOSED
78	PROPOSED
79	PROPOSED
80	PROPOSED
81	PROPOSED
82	PROPOSED
83	PROPOSED
84	PROPOSED
85	PROPOSED
86	PROPOSED
87	PROPOSED
88	PROPOSED
89	PROPOSED
90	PROPOSED
91	PROPOSED
92	PROPOSED
93	PROPOSED
94	PROPOSED
95	PROPOSED
96	PROPOSED
97	PROPOSED
98	PROPOSED
99	PROPOSED
100	PROPOSED

SOLID ENGINEER 35 PATRICK LANE SAN FRANCISCO, CA 94104 PHONE: (415) 754-3369 FAX: (415) 754-1887	COAST VALLEY TRADING INC. 10000 S. 10TH AVE. SUITE 100 SAN ANTONIO, TX 78224 PHONE: (214) 348-2298 FAX: (214) 348-2298	MIKE GONZ PROJECT MANAGER 10000 S. 10TH AVE. SUITE 100 SAN ANTONIO, TX 78224 PHONE: (214) 348-2298 FAX: (214) 348-2298	CIVIL ENGINEER	0 COVERED + 0 UNCOVERED 2 COVERED + 2 UNCOVERED 5 COVERED + 1 UNCOVERED	PARKING EXISTING SPACES REQUIRED SPACES IMPROVED SPACES	ASBESTOS FOOTPRINT OF BUILDING 0 C.Y. 0 C.Y. Reclamation 100 C.Y.	GRADING QUANTITY FOOTPRINT OF BUILDING 50 C.Y. 0 C.Y. RECONSTRUCTION 10 C.Y.	SITE COVERAGE (existing and proposed) (BL) TOTAL GRASS 644' ± 5.4%	LANDSCAPING 9,500 ± 73.3%	HARDSCAPE 1253 ± 13.3%	0.1% 20.9% 36.8%	131' ± 246.6' ± 272.6' ±	5.4% 73.3% 13.3%	131' ± 246.6' ± 272.6' ±	5.4% 73.3% 13.3%
--------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------	----------------	-------------------------------------------------------------------------------	------------------------------------------------------------------	-------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------	---------------------------------	------------------------------	------------------------	--------------------------------	------------------------	--------------------------------	------------------------

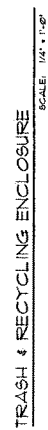
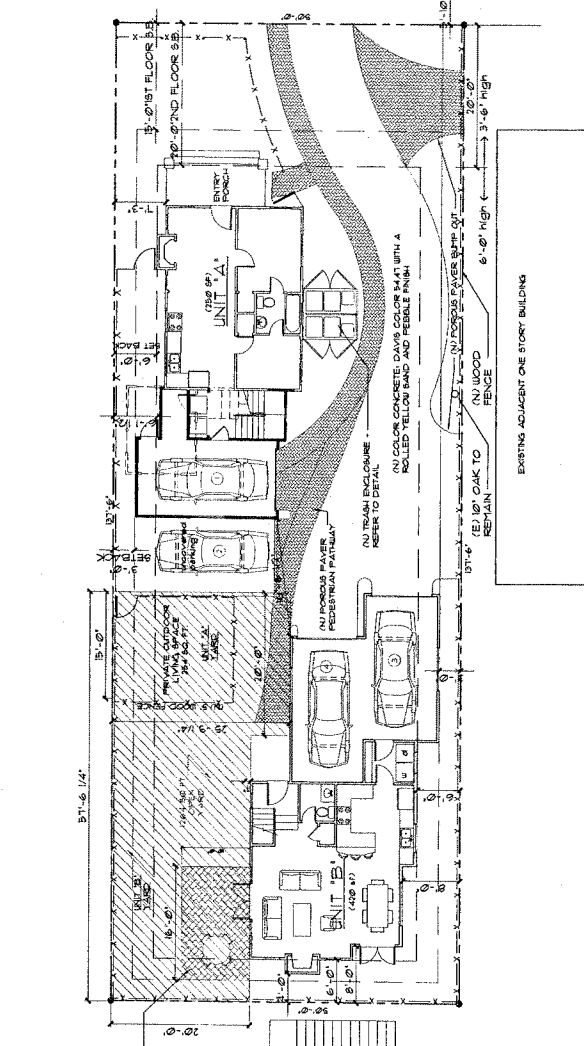
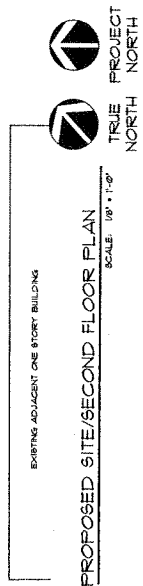
66038L	SECT. 1	443.0
(1) SINGLE FAMILY 2 BEDROOM	478.0	79.0
(2) SECOND FLOOR ADDITION	5.0	0.0
(3) 1/2 BATH	5.0	0.0
(4) COVERED PORCH	5.0	0.0
DEMO (REPLACE PORCH)	13.0	34.0
SUBTOTAL (E + N + DEMO + NON	144.0	143.0
MASS)		
CONDOMINIUMS 3 BEDROOM	175.0	139.0
(N) ATTACHED COVERED PARKING	44.0	44.0
SUBTOTAL (N + NON MASS)	160.0	173.0
TOTAL	3,024.0	3,700.0

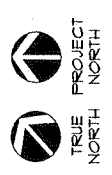
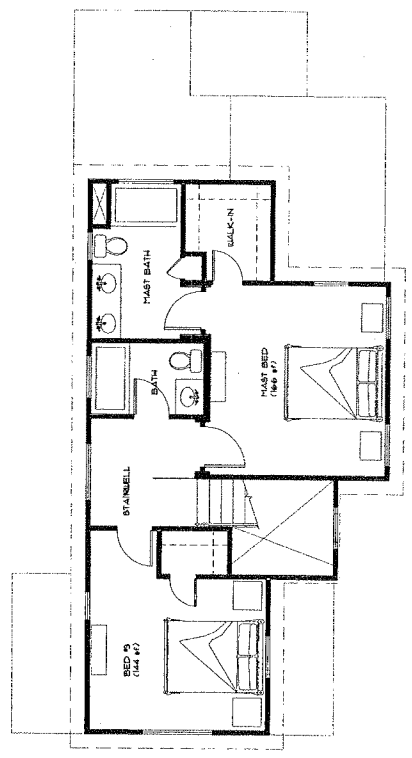


RECEIVED  
FEB 2 2007  
CITY OF SANTA BARBARA  
PLANNING DIVISION

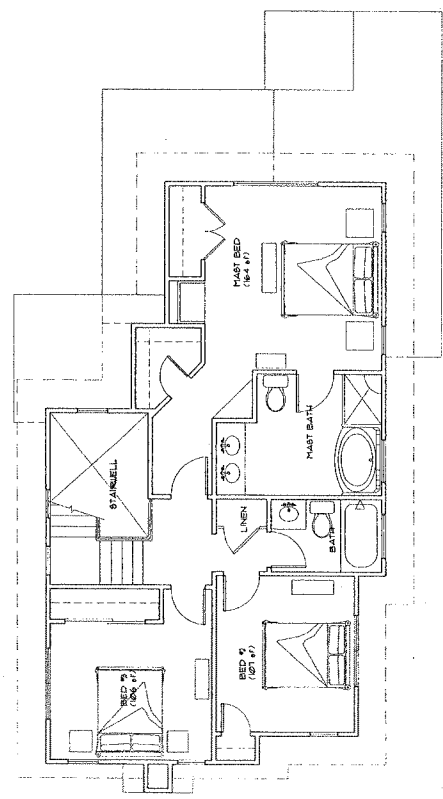


W.O. No. 2446  
SHEET 1 OF 1  
SCALE: 1" = 10'  
C-10

[illegible]



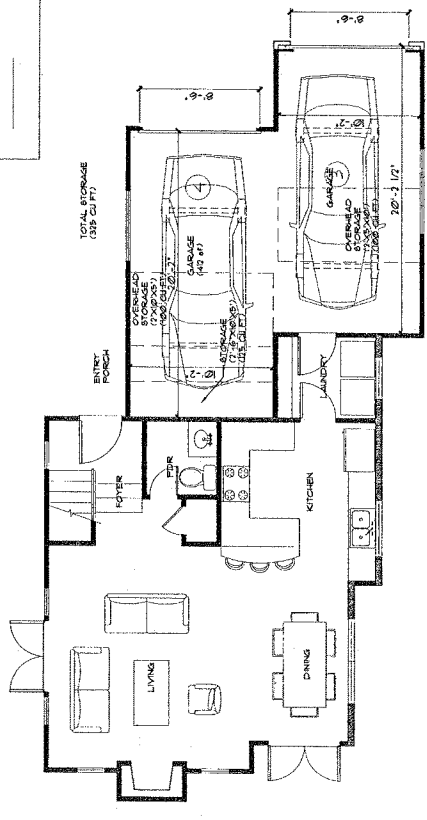
PROPOSED SECOND FLOOR PLAN (FRONT UNIT)  
 SCALE: 1/4" = 1'-0"



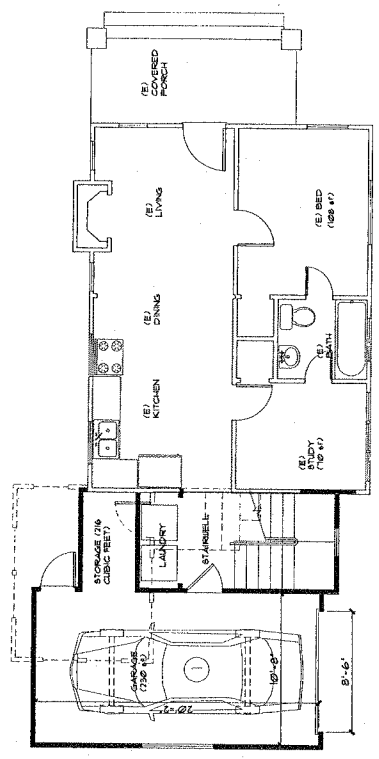
PROPOSED SECOND FLOOR PLAN (REAR UNIT)  
 SCALE: 1/4" = 1'-0"

**LEGEND**

- NEW 2 X STUD WALLS
- EXISTING 2 X STUD WALLS TO REMAIN
- DEM'D EXISTING 2 X STUD WALLS
- EDGE OF ROOF ABOVE
- EDGE OF ROOF BELOW



PROPOSED FIRST FLOOR PLAN (REAR UNIT)  
 SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN (FRONT UNIT)  
 SCALE: 1/4" = 1'-0"



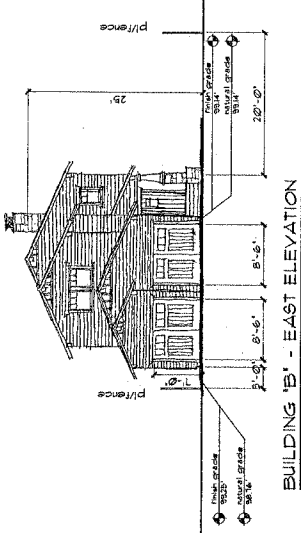
O.N. DESIGN LLC  
Architectural  
Interior Design  
Structural Design  
Keith Nolan  
C-22451

O.N. Design LLC  
425 De La Vina • Suite 200 • Santa Barbara • California • 93101  
Phone (805) 564-3354  
Fax (805) 562-3504

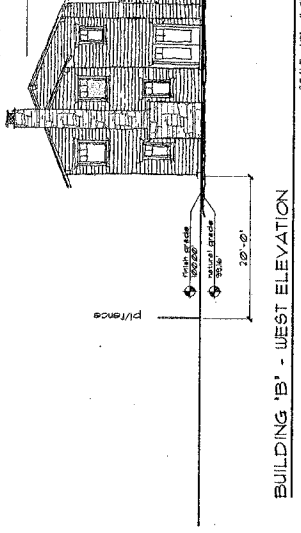
BREGANTE CONDOS  
1803 SAN ANDRES STREET  
SANTA BARBARA, CA  
PROPOSED ELEVATIONS

Project: BREGANTE CONDOS  
Scale: 1/8" = 1'-0"  
Date: 10/10/07  
AS NOTED  
Per: [Signature]

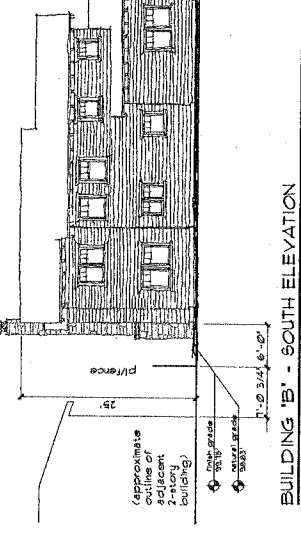
A-6.1



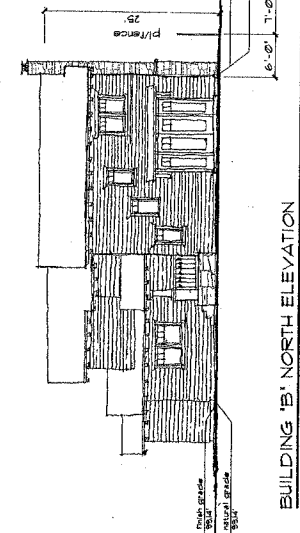
BUILDING 'B' - EAST ELEVATION



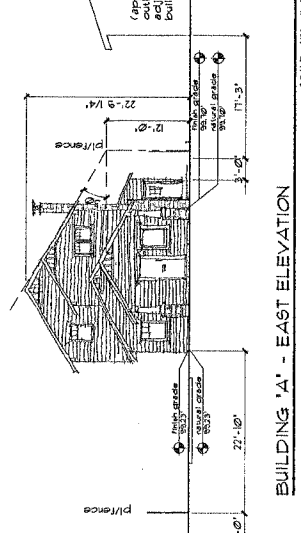
BUILDING 'B' - WEST ELEVATION



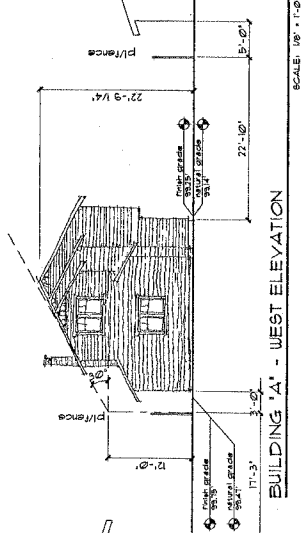
BUILDING 'B' - SOUTH ELEVATION



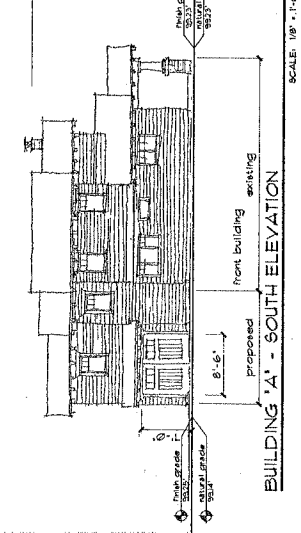
BUILDING 'B' - NORTH ELEVATION



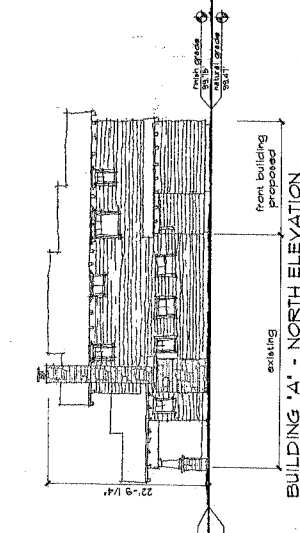
BUILDING 'A' - EAST ELEVATION



BUILDING 'A' - WEST ELEVATION



BUILDING 'A' - SOUTH ELEVATION



BUILDING 'A' - NORTH ELEVATION

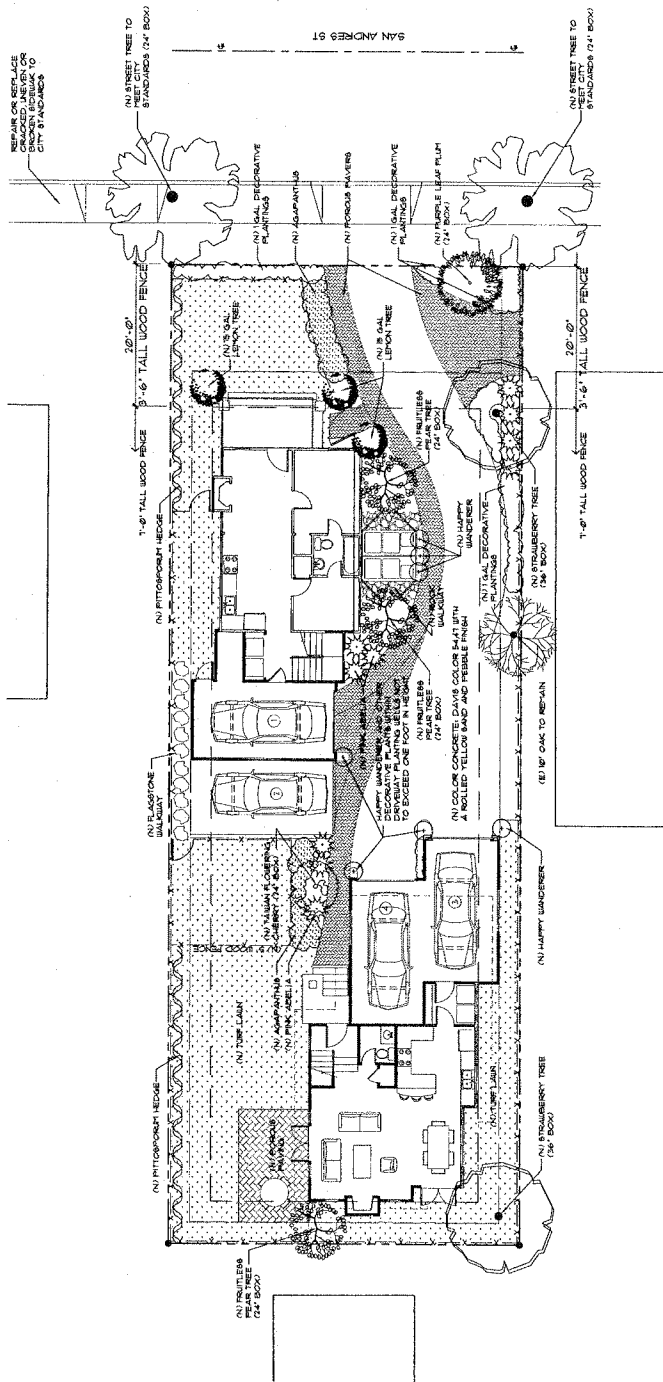


• ONDES! g n LLC • 829 De La Vind • Suite 200 • Santa Barbara • California • 93101 • phone (805) 564-3354 fax (805) 962-3904

BREGANTE CONDOS  
1809 SAN ANDRES STREET  
SANTA BARBARA, CA  
PROPOSED LANDSCAPE PLAN

Exhibit

三



PRELIMINARY SITE LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

**IRRIGATION:**  
DRIP IRRIGATION TO BE PROVIDED FOR ALL PLANTINGS  
4 TREES, SPRINKLEHEADS FOR ALL TURF.



## **ON DESIGN, ARCHITECTURE & PLANNING**

829 De La Vina Street, Suite 200, Santa Barbara, CA 93101

Mailing Address: P.O. Box 489, Santa Barbara, CA 93102

PH: (805) 564-3354

FAX: (805) 962-3904

February 23, 2007

City of Santa Barbara Staff Hearing Officer  
Community Development Department  
630 Garden Street  
Santa Barbara, CA 93101

**Subject: Revised Applicant Letter**  
**1809 San Andres, APN 043-152-013**  
**MST#2005-00464**

RECEIVED  
FEB 23 2007  
CITY OF SANTA BARBARA  
PLANNING DIVISION

On behalf of the owners of 1809 San Andres, On Design is pleased to submit this application for a land use permit and Tentative Map for Staff Hearing Officer review.

### **Existing Use**

The property at 1809 San Andres measures 50' wide by 137.5' deep (6,875 square feet). The lot is zoned R-2. Currently, the property is developed with a single-story 660 gross square-foot two-bedroom residence. There is currently no off-street covered parking.

The property is located in the Westside Neighborhood of Santa Barbara. Adjacent properties to the north, west and south of the project site are all zoned R-2 and designated for residential development at a density of 12 units per acre. Across San Andres to the east, The R-3 zone district also provides for residential development at a density of 12 units per acre.

### **Proposed Use**

The proposed project includes a second story addition to the existing residence, the conversion of this residence to a detached condominium and the construction of a new detached two-story condominium unit. The proposal will include demolishing the rear portion of the existing residence (not a part of the original house). Three covered parking spaces and one uncovered space will be provided.

Unit A: Four bedrooms. 124 sq. ft. demolition of the first floor and a 719 sq. ft. second story addition with a new attached one-car garage of approximately 258 square feet.

Unit B: Three bedrooms. 1,351 sq. ft. two-story building with two attached covered parking spaces of approximately 442 sq. ft.

The project would result in a total of 3,290 gross square feet of habitable living space.

### **Supplemental Questions:**

**Lighting:** Proposed exterior lighting would be hooded and would not direct any unobstructed light offsite. Proposed lighting is located at the unit entries, above the garage doors, and at the north side of Unit B (in order to light the rear yard area).

**Smoke or Odor:** The proposed project would not involve the creation of any smoke or odor.

**Noise:** The proposed project would not create any new noise sources.

**Geotechnical:** The only geotechnical report that has been prepared for this site is the May, 2006 soils report included with this submittal.

**Resource Studies:** Based on feedback from City staff, no historical report was deemed necessary for this project. An Archaeological Letter Report has been prepared and is included with this submittal (no resources were identified).

**Trails:** There are no known existing or proposed trails or easements affecting the subject property.

**Creeks and Water Resources:** There are no known creeks or water bodies within the general vicinity of the project.

**Hazardous Materials:** The project would not involve the use or disposal of hazardous materials. There is no known contamination of the site and there are no known oil wells in the area.

**Duration of Demolition, Grading and Construction:** At this time, we estimate two days would be needed for two workers to complete the demolition at the rear of the existing residence. We estimate one week would be needed to complete the minor grading of the site using small standard grading equipment. Approximately nine months would be needed to complete construction of the project and an average of three contractors would be on site at any one time. The heaviest equipment would be associated with grading and concrete delivery. Construction would require traditional wood-framing tools and activities. Staging areas will be located onsite within the location of the proposed motor court.

### **Vegetation**

No significant existing vegetation will be removed. No large trees would be removed. The existing oak tree at the southern property line (approximately six inches at breast height) would be protected in place.

### **Drainage**

The site is very lightly sloped (average 1.2% slope). The proposed drainage will sheet flow to storm drains on San Andres Street and to permeable biofiltration strips located throughout the project site.

### **Grading**

Based on the soils report and the grading plan, there will not be a need to export any soil from the site for the current proposal.



### **Landscaping Statistics**

Our current proposed site coverage is as follows:

Total lot size – 6,875 sq. ft.

Building Coverage – 28.1% (1,931 sq. ft.)

Landscape Coverage – 38.8% (2,668 sq. ft.)

Paved Area Coverage – 33.1% (2,276 sq. ft.)

### **Project Justification**

It is our goal to maintain the existing character of the streetscape. The existing residence, a charming cottage bungalow, would continue to define the character of the site. The second story addition to this structure has been set back a total of 30-feet, 6-inches from the property line. In order to preserve the rhythm of the street, we internalized the mass, bulk and scale of the project to the site itself. Moreover, our proposal to provide covered parking is a drastic aesthetic improvement over the existing condition.

1809 San Andres Street is located in Santa Barbara's West Side Neighborhood, an area which includes high levels of residential density. The proposed condominiums are intended as a positive addition to the neighborhood. The design reflects the history of the area and preserves the existing streetscape feel, while also providing a density of development consistent with the land use designation for this area. The proposed project will provide much-needed home ownership opportunities within this neighborhood.

This project has been designed to ensure consistency with all applicable City requirements and no modifications are currently requested.

### **Compliance with Physical Standards for Condominiums**

In addition to meeting the R-2 zone requirements, our condominiums meet the physical standards set forth by Title 27 (SBMC §27.13.060):

1. **Parking:** Two spaces are required per unit. Unit A will be provided with a one-car attached garage and one uncovered parking space. Both of the spaces for Unit B will be contained within the proposed garage.
2. **Private Storage Space:** As required by the Santa Barbara Municipal Code, Unit A will provide 200 cubic feet of storage space within a walk-in storage closet that is integrated into the garage. Unit B will provide 300 cubic feet of garage storage within a combination of interior storage closets and overhead storage racks. More information regarding the proposed storage has been included with this DART resubmittal package.
3. **Utility Metering:** Each unit will have its own utility meters. Sheets C.1-C.3, prepared by the Civil Engineer, depicts the locations of the meters.
4. **Laundry Facilities:** Separate laundry facilities will be provided for each unit within the attached garages. Please see the floor plans indicating the location of each unit's washer and dryer areas.
5. **Public Improvement Districts:** After receiving the initial review comments from Public Works, we are planning to retire the arm of the existing street light and install a mid-block Type B street

light. Secondly, the existing sunken curbs will be reconstructed to meet the city's standard curb and gutter details. Thirdly, the existing driveway approach will be replaced by a new driveway approach to meet city standards. Lastly, all connections to city infrastructure such as sewer and water will be constructed as depicted on the civil engineering plans.

6. **Density:** In the R-2 zone, each unit requires 3,500 square feet of lot area. As indicated by our survey, the gross lot area is 11,275 square feet. Therefore, we are in compliance with the density allowances of the zone district.
7. **Unit Size:** Each unit size is well above the 400 square foot minimum enclosed living area requirement.
8. **Outdoor Living Space:** As indicated on sheet T-1.1 and depicted on Sheet A-2.1, the required outdoor living space is provided as follows:  
  
Unit A – 254 square feet on the ground floor.  
Unit B – 160 square feet on the ground floor.
9. **Storage of Recreational Vehicles:** No storage of recreational vehicles is proposed.

#### **Pre-Application Review**

The project has been previously reviewed by the PRT and the ABR. The September 7, 2005 PRT letter has been included with this submittal. The ABR most recently reviewed the project on February 6, 2006.

With this revised submittal, we have strived to address items mentioned by the ABR:

- The roof forms have been simplified
- Stone veneer has been added to the chimneys
- A preliminary landscape plan has been included with this submittal
- The proposed cantilever has been reduced and does not exceed 18" in depth
- We are restudying the location of the trash enclosure

#### **Discretionary Approval Being Sought**

We are seeking Staff Hearing Officer approval for a new two-unit condominium project. Based on direction provided by City staff, we are requesting a land use permit and Tentative Map.

Following our meeting with City PRT staff, we have worked rigorously to provide all the requested information and ensure compliance with all applicable City regulations. We are not aware of any significant issues facing the project and hope the proposal will be received favorably by City planning staff.

#### **Tenant Noticing:**

Mr. Bregante and his family have lived in the home for at least the past six months, and the home has not been rented or otherwise occupied by tenants. Based on this information, we understand we are not required to provide tenant noticing 60 days in advance of this submittal. A signed affidavit from the property owner is included with this submittal.

Please do not hesitate to contact me at (805) 564-3354, ext. 18 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Noah Greer". The signature is fluid and cursive, with the first name "Noah" and last name "Greer" clearly distinguishable.

Noah Greer  
Project Manager  
ON Design Architecture and Planning

Attachments (provided with original submittal, unless otherwise noted):

- 5 sets of plans and one reduced set (updated plans attached)
- Planning Commission Submittal Cover Sheet
- Copy of 9/7/05 PRT Letter
- 1/12/07 PRT Response Letter
- Site Photos and Legend
- Drainage Report, 5/06
- Letter from David Stone, consulting archaeologist, 9/19/05
- Email from Chelsea Swanson to David Sullivan re: no historic resource, 1/11/06
- Two copies of current title report
- Check in the amount of \$6,185.00
- Affidavit from property owner

Cc: George Bregante, 5368 Rincon Beach Park, Ventura, CA 93001

**CONCEPT REVIEW - CONTINUED ITEM****3. 1809 SAN ANDRES ST**

R-2 Zone

Assessor's Parcel Number: 043-152-013  
Application Number: MST2005-00464  
Owner: George J. Bregante  
Agent: David Sullivan  
Architect: Keith Nolan

(Proposal for a one-lot subdivision with two condominium units. Project includes a new 1,358 square foot, two-story, 3-bedroom condominium with a 409 square foot attached carport. Also proposed is demolition of the rear portion of an existing 594 square foot one-story single residential unit, constructing a 62 square foot first-floor addition and an attached 393 square foot carport as well as adding a 392 square foot second-story addition. Lot size is 6875 square feet. No grading is proposed. Modification for minimum building separation is required.)

**(Third Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND MODIFICATIONS.)**

**(6:34)**

Dave Sullivan, Agent, present.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The site planning concept and the overall mass, bulk and scale is compatible with the neighborhood. 2) There is opportunity for further enhancement of the pedestrian elements of project. 3) Study further enclosure of the front porch at Unit A as it faces the street and add a portion of enclosure to the rear porch of Unit B. 4) Further study of the enhanced pavement along the driveway to emphasize the pedestrian access. 5) Simplify the roof forms by aligning some of the roofs. 6) Add a stone veneer to the chimneys. 7) Provide additional detailing, such as beam ends to the proposed cantilever on the south side of Unit A. 8) Restudy the location of the trash enclosure. 9) One Board member is in support of variation of the siding material, rather than horizontal siding. 10) The Board appreciates the carriage garage doors. 11) Return with a landscape plan that also addresses site planning issues. 12) Reduce the cantilever of the second story to be a maximum of 18 inches.

Action: Wienke/Sherry, 8/0/0.

**PRELIMINARY REVIEW****4. 3405 MADRONA DR**

E-3/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-322-006  
Application Number: MST2005-00599  
Owner: Kimberley Heaton & Brian McCarthy  
Architect: Rex Ruskamif

(Proposal to construct a first and second story addition totaling 1,341 square feet to an existing 1,429 square foot one-story residence on a 7,000 square foot lot. A modification is requested to allow the garage to encroach into the required front yard setback.)

**(Modification approved on October 5, 2005.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND MODIFICATIONS.)**

**CONCEPT REVIEW - CONTINUED ITEM****6. 1809 SAN ANDRES ST**

R-2 Zone

Assessor's Parcel Number: 043-152-013  
Application Number: MST2005-00464  
Owner: George J. Bregante  
Agent: David Sullivan  
Architect: Keith Nolan

(Proposal for a one-lot subdivision with two condominium units. Project includes a new 1,358 square foot, two-story, 3-bedroom condominium with a 409 square foot attached carport. Also proposed is demolition of the rear portion of an existing 594 square foot one-story single residential unit, constructing a 62 square foot first-floor addition and an attached 393 square foot carport as well as adding a 392 square foot second-story addition. Lot size is 6875 square feet. No grading is proposed. Modification for minimum building separation is required.)

**(SECOND CONCEPT REVIEW.)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND MODIFICATIONS.)**

(6:41)

David Sullivan, Agent, Present.

Public Comment opened at 6:50p.m.

Gabor and Julie Dobos, neighbors, requested that the height of the building remain as low as possible. The preliminary plans indicate the estimated height is approximately 25-feet. There is concern with the landscaping, with regard to bushes and trees, and not having tall trees to obstruct their view. Parking and noise from traffic is a concern. There is overcrowding of parking (San Andres & Islay Streets)

Motion: Continued two weeks with the following comments: 1) The Board, in general, is not in support of the modification request for distance between the buildings. It is suggested to remove the roof of the carport. 2) Restudy the proposed vehicular circulation to allow for sufficient maneuverability. Utilize the three-foot setback for increased turnaround space. 3) There is concern with Building B as it presents the garages to the front. It is suggested to provide a stronger presence for the pedestrian entry and to provide a more curved driveway entrance. 4) Study ways to relocate the trash enclosure. 5) It is suggested to study adding variation in the siding materials. 6) Study using different materials for the chimneys. 7) It is suggested to add a window or fenestration to the east elevation of Building A, and, at the north elevation of Building B. 8) Eliminate the hipped roof on the south elevation of Building B, and the hipped porch roof of the entry. 9) Applicant is to provide a landscape plan which depicts delineation of hardscape and increased landscaping. 10) Study reducing the second floor cantilever of Building A.

Action: Sherry/Bartlett, 8/0/0.

(4:22)

Motion: This item to be heard out of order.

Action: LeCron/Wienke, 5/0/0.

Christopher Manson-Hing, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The project is ready for Final Approval. 2) The applicant is to comply with Planning Commission Resolution No. 071-05. 3) Neighborhood Preservation Ordinance Compliance findings can be met when the applicant returns for approval.

Action: Wienke/LeCron, 7/0/0.

**THE BOARD RECESSED FROM 4:30P.M. UNTIL 4:39P.M.**

**CONCEPT REVIEW - NEW ITEM**

**9. 1809 SAN ANDRES ST**

R-2 Zone

Assessor's Parcel Number: 043-152-013

Application Number: MST2005-00464

Owner: George J. Bregante

Agent: David Sullivan

Architect: Keith Nolan

(Proposal for a one-lot subdivision with two condominium units. Project includes demolishing the rear portion of an existing 541 square foot single-story residence and adding a 416 square foot second story with an attached 346 square foot carport and a new 1,412 square foot, two-story, 3-bedroom condominium with a 380 square foot attached carport. Modifications for building separation and the required open yard would be required.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)**

(6:33)

Dave Sullivan, Agent, present.

Motion: Continued indefinitely with the following comments: 1) The Board senses the property is overstressed even though there are only two units, and this is manifesting itself in the requests for modifications. 2) Study the size, bulk and scale of the rear unit to see if a smaller unit will help with the site planning. 3) Move some of the proposed structure over onto the roof form of the existing one story building. 4) The Board is uncomfortable with supporting the modification requests due to problems with the scale of the drawings.

Action: Eichelberger/Bartlett, 4/0/0.



## **ON DESIGN, ARCHITECTURE & PLANNING**

829 De La Vina Street, Suite 200, Santa Barbara, CA 93101

Mailing Address: P.O. Box 489, Santa Barbara, CA 93102

PH: (805) 564-3354

FAX: (805) 962-3904

**Subject: List of Changes to the Design Following the Original DART Submittal  
DART Resubmittal Letter Attachment 2  
1809 San Andres, APN 043-152-013  
MST#2005-00464**

In order to address each of staff's comments, a number of notations were added to the plans. In addition, minor changes were made to the design of the buildings. The following list is intended to clarify the nature and extent of the design changes:

### **Site Plan:**

- The Size of Unit A's POLS has been increased and completely fenced in (updated POLS calculations are provided on Sheet T-1.1 and the POLS is depicted on Sheet A-2.1)
- Proposed landscaping has been removed from the site plan and is now depicted on Sheet L-1.1
- Additional landscaping has been added to the Landscape Plan, Sheet L-1.1
- A revised trash enclosure, including green waster containers, has been incorporated into the project
- Elevations and dimensions for the trash enclosure have been added to Sheet A-2.1
- The driveway has been slightly shifted to meander around the landscaped trash enclosure area and increase screening of the rear unit

### **Unit A:**

- The layout of the Laundry Room/Hallway has been revised to incorporate a walk-in storage closet
- A portion of the exterior wall northeast of the garage has been bumped out nine inches to provide sufficient room for the storage closet
- The exterior door has been moved from the Laundry Room to the northeast corner of the garage
- The stairwell has been bumped out ten inches to provide sufficient room for the storage closet
- The size of the closet in Bedroom 3 has been increased
- The upstairs hallway and bathroom layout has been revised to include an additional restroom off the hallway
- The layout of the upstairs master closet has been revised and the southern exterior wall has been bumped out two feet, nine inches to accommodate this change
- Window locations have been slightly shifted to better balance the second story's east elevation
- The master closet ridge has been raised one-foot, six-inches in order to maintain the simplified roof lines requested by ABR

### **Unit B:**

- Cantilevered storage closets have been added to the garage and overhead storage shelves have been indicated with dashed lines (more information is provided as a separate attachment)
- A sink has been removed from the upstairs hallway and replaced with a linen closet
- The depth of the outdoor patio has been increased from eight feet to ten feet
- No exterior changes have been made